

Summerlin Rd 1.87 Acres
Site Type: Radius

	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile
2008 Population			
Total Population	6,982	37,304	79,771
Male Population	48.0%	47.5%	47.3%
Female Population	52.0%	52.5%	52.7%
Median Age	66.8	61.8	60.6
2008 Income			
Median HH Income	\$34,774	\$44,166	\$47,610
Per Capita Income	\$27,481	\$35,217	\$36,542
Average HH Income	\$49,373	\$70,593	\$70,991
2008 Households			
Total Households	3,790	18,620	41,096
Average Household Size	1.84	1.98	1.92
1990-2000 Annual Rate	2.51%	4.58%	2.67%
2008 Housing			
Owner Occupied Housing Units	48.3%	52.7%	53.4%
Renter Occupied Housing Units	10.3%	12.2%	15.3%
Vacant Housing Units	41.4%	35.1%	31.3%
Population			
1990 Population	4,138	15,593	46,613
2000 Population	4,884	22,877	57,256
2008 Population	6,982	37,304	79,771
2013 Population	8,849	47,710	98,106
1990-2000 Annual Rate	1.67%	3.91%	2.08%
2000-2008 Annual Rate	4.43%	6.11%	4.1%
2008-2013 Annual Rate	4.85%	5.04%	4.22%

In the identified market area, the current year population is 79,771. In 2000, the Census count in the market area was 57,256. The rate of change since 2000 was 4.1 percent annually. The five-year projection for the population in the market area is 98,106, representing a change of 4.22 percent annually from 2008 to 2013. Currently, the population is 47.3 percent male and 52.7 percent female.

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Households			
1990 Households	2,061	7,340	22,260
2000 Households	2,641	11,485	28,971
2008 Households	3,790	18,620	41,096
2013 Households	4,818	23,866	50,758
1990-2000 Annual Rate	2.51%	4.58%	2.67%
2000-2008 Annual Rate	4.48%	6.03%	4.33%
2008-2013 Annual Rate	4.92%	5.09%	4.31%

The household count in this market area has changed from 28,971 in 2000 to 41,096 in the current year, a change of 4.33 percent annually. The five-year projection of households is 50,758, a change of 4.31 percent annually from the current year total. Average household size is currently 1.92, compared to 1.95 in the year 2000. The number of families in the current year is 23,768 in the market area.

Housing

Currently, 53.4 percent of the 59,845 housing units in the market area are owner occupied; 15.3 percent, renter occupied; and 31.3 percent are vacant. In 2000, there were 42,364 housing units— 53.7 percent owner occupied, 14.9 percent renter occupied and 31.4 percent vacant. The rate of change in housing units since 2000 is 4.28 percent. Median home value in the market area is \$225,867, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by -0.25 percent annually to \$223,103. From 2000 to the current year, median home value changed by 8.92 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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Median Household Income			
1990 Median HH Income	\$24,531	\$27,179	\$30,019
2000 Median HH Income	\$29,691	\$37,905	\$39,501
2008 Median HH Income	\$34,774	\$44,166	\$47,610
2013 Median HH Income	\$40,441	\$54,323	\$58,959
1990-2000 Annual Rate	1.93%	3.38%	2.78%
2000-2008 Annual Rate	1.93%	1.87%	2.29%
2008-2013 Annual Rate	3.07%	4.23%	4.37%
Per Capita Income			
1990 Per Capita Income	\$16,025	\$18,451	\$19,691
2000 Per Capita Income	\$22,189	\$31,502	\$30,154
2008 Per Capita Income	\$27,481	\$35,217	\$36,542
2013 Per Capita Income	\$31,002	\$41,982	\$43,759
1990-2000 Annual Rate	3.31%	5.49%	4.35%
2000-2008 Annual Rate	2.63%	1.36%	2.36%
2008-2013 Annual Rate	2.44%	3.58%	3.67%
Average Household Income			
1990 Average Household Income	\$31,581	\$38,163	\$40,796
2000 Average Household Income	\$39,906	\$60,775	\$58,739
2008 Average HH Income	\$49,373	\$70,593	\$70,991
2013 Average HH Income	\$55,594	\$84,126	\$84,730
1990-2000 Annual Rate	2.37%	4.76%	3.71%
2000-2008 Annual Rate	2.61%	1.83%	2.32%
2008-2013 Annual Rate	2.4%	3.57%	3.6%

Households by Income

Current median household income is \$47,610 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$58,959 in five years. In 2000, median household income was \$39,501, compared to \$30,019 in 1990.

Current average household income is \$70,991 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$84,730 in five years. In 2000, average household income was \$58,739, compared to \$40,796 in 1990.

Current per capita income is \$36,542 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$43,759 in five years. In 2000, the per capita income was \$30,154, compared to \$19,691 in 1990.

Population by Employment

Total Businesses	335	1,818	5,494
Total Employees	1,239	8,508	28,702

Currently, 95.1 percent of the civilian labor force in the identified market area is employed and 4.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.8 percent of the civilian labor force, and unemployment will be 4.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 42.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 63.7 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 19.7 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 16.7 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 80.8 percent of the market area population drove alone to work, and 4.6 percent worked at home. The average travel time to work in 2000 was 22.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 11.6 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 29.2 percent were high school graduates only (29.6 percent in the U.S.)
- 5.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 18.3 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 11.3 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)